

based on the average cost of land in the District of Columbia based on data received from WMATA and the real estate industry.

**Table 6-5: Garage Capital Costs**

<b>Program Element</b>	<b>Unit</b>	<b>Cost</b>	<b>20% Contingency</b>	<b>Total</b>
<b>Site Work</b>	SF	\$2,058,358	\$411,672	\$2,470,029
<b>Operations and Maintenance Building</b>	SF	\$14,215,563	\$2,843,113	\$17,058,675
<b>Bus Parking</b>	SF	\$5,410,000	\$1,082,000	\$6,492,000
<b>Employee Parking</b>	SF	\$1,080,000	\$216,000	\$1,296,000
<b>Furniture/Equipment</b>	SF	\$1,421,556	\$284,311	\$1,705,868
<b>Soft Costs*</b>	LS	\$12,092,738	\$2,418,548	\$14,511,286
<b>Land</b>	LS			\$12,864,735
<b>Total</b>				<b>\$56,398,593</b>

\*Soft Costs include design fees and expenses, construction management fees, testing/monitoring, permits, and communication systems.